



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: August 23, 2005

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for a Public Utility Facility (Water Supply Booster Station) (CSU-50017)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the July 6, 2005 public hearing, the County Planning Commission voted 5-0 (Commissioners Holcomb and Montano excused) to approve a request for a Special Use Permit for a Public Utility Facility (water supply booster station) on the northerly portion of Tract 89B, MRGCD Map 3, located at 6116 Isleta Boulevard SW, on the northeast corner of Louise Avenue and Isleta Boulevard, zoned C-1, containing approximately .87 acres. The decision was based on seven (7) Findings and subject to the following thirteen (13) Conditions.

Findings:

1. This is a Special Use Permit for a Public Utility Facility (water supply booster station) on the northerly portion of Tract 89B, MRGCD Map 3, located at 6116 Isleta Boulevard SW, on the northeast corner of Louise Avenue and Isleta Boulevard, zoned C-1, containing approximately .87 acres.
2. The applicant has agreed to comply with all elements of the Isleta Sector Plan with regard to scale, design and landscaping for this request.
3. This request is consistent with Resolution 116-86, in that Southwest Area Plan Policy 3 requires that all public utility facilities proposed to be located in the plan area be approved by the Board of County Commissioners.
4. This request is consistent with Resolution 116-86, in that the Albuquerque/Bernalillo County Comprehensive Plan Policy b recommends water and sewer systems to outlying areas in order to minimize potential adverse effects upon the shallow groundwater.
5. The property is within the Residential Area 2 as designated by the Southwest Area Plan.
6. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.

7. This request is consistent with the health, safety and general welfare of the residents of the County.

Conditions:

1. Any site lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots. Outdoor light poles shall not exceed fifteen (15) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
2. Applicant shall provide a fence or wall on all sides of the site, which abut residential uses. The fence or wall shall comply with the design guidelines provided in the Isleta Sector Development Plan.
3. The applicant shall replat the subject site in order to create a legal lot of record. The subdivision procedures shall be completed within 180 days of final Board of County Commissioners approval.
4. In the event that future residential uses are developed adjacent to the subject site, a wall or fence, consistent with the Isleta Sector Development Plan, at least six feet high shall be erected within 120 days from the date of residential construction. The wall or fence shall be erected on sides abutting any residential uses.
5. Street trees shall be planted at thirty (30) feet on center along Isleta Boulevard.
6. Landscaping adjacent to residential properties shall consist of a combination of shade and evergreen trees, twenty-five (25) feet on center. Landscaping adjacent to Isleta Boulevard shall consist of a ten foot landscaped buffer.
7. All landscaping shall be maintained.
8. The Bernalillo County Office of Environmental Health shall inspect this site to confirm that the septic tank on the site is properly abandoned and any debris and vector issues are resolved prior to development on this site.
9. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
10. The Special Use Permit shall be issued for the life of the use.
11. The applicant shall hold a design meeting with community members within sixty (60) days after final Board of County Commissioners approval. The applicant shall submit a final revised site plan to the Zoning Administrator, which includes the building facade, within ninety (90) days after the design meeting.
12. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approved to the Zoning Administrator.
13. The foregoing Conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (July 8, 2005).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval